

peaceable possession under color of title since 1883. There is no genuine dispute of material fact that Plaintiff has been in actual peaceable possession of the property under claim of right by reason of her adverse possession of the property for the statutory period of twenty (20) years.

Under Rule 2-501 of the Maryland Rules of Procedure a party is entitled to Summary Judgment on all or part of an action when there is no genuine dispute of material fact and that party is entitled to judgment as a matter of law. Rule 2-501 (a) Maryland Rules of Procedure; Cheney v. Bell National Life Insurance Company 70 Md App. 163, 520 A.2nd 402 (1987).

One of the beneficial purposes of the Summary Judgment Rule the Court said in Whitcomb v. Horman 244 Md. 431, 224 A.2nd 120 (1966), "is to prevent the necessity and expense of preparing for trial on the merits when there is no genuine dispute of facts in the case and the moving party is entitled to judgment as a matter of law".

If the pleadings, depositions, admissions and affidavits, if any, show that there is no genuine dispute as to any material fact and that the moving party is entitled to judgment as a matter of law, then Summary Judgment should be granted. Robertson v. Shell Oil Company 34 Md. App. 399, 367 A.2nd 962 (1977).